



**B111, 14919 Deer Ridge Drive SE
Calgary, Alberta**

MLS # A2251912

\$149,999



Division: McKenzie Towne

Type: Business

Bus. Type: Fast Food, Food & Beverage, Health Food, Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 994 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment List available on signing the NDA

Excellent opportunity to own a well-established Prairie Donair shop in a high-traffic location within Calgary's vibrant southeast community. This 994 sq. ft. business features a modern, well-maintained interior offering both dine-in and take-out services. Ideally situated in a busy retail centre with strong anchor tenants and ample on-site parking, the shop benefits from excellent visibility and steady customer traffic. The business boasts consistent sales, a loyal customer base, and a prime location with exposure from major roadways—making it an attractive option for investors or owner-operators. The monthly rent is \$4,606 (including operating costs and property taxes), with utilities estimated at approximately \$500/month (covering internet, phone, gas, electricity, and alarm system). Franchise terms include a 5% royalty and 1% marketing fee, with a one-time \$3,000 transfer fee payable by the buyer. A full list of included equipment with fair market values will be provided, along with details of any excluded items. Don't miss this chance to acquire a profitable and reputable food service business in a thriving retail location. ******THIS IS BUSINESS ASSETS SALE ONLY, PROPERTY IS NOT INCLUDED!******